

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA
FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MARCH 15, 2005, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

1. **Approval of the minutes:**

January 25, 2005

February 8, 2005

Adoption

2. **One America Second Phase PT, LLC.-2nd Amendment to ENA-"Air Rights Parcel" Columbia Sub Area of the Centre City Redevelopment Project. (District 2)**

(RA 2005-102)

Authorizing the Proposed Second Amendment to Exclusive Negotiation Agreement ("Second Amendment") with One America Second Phase PT, LLC. a Delaware limited liability company whose sold member is General Electric Pension Trust ("Developer") for the purchase and development of the Agency-owned "Air Rights Parcel" ("Parcel 5") on the block bounded by B, C, and India Streets and Kettner Boulevard.

See Centre City Development Corporation Report no. CCDC-05-06, dated March 9, 2005.

Staff: Pam Hamilton 533-7114

Atty: Sung Phillips

Adoption

3. **Third Amendment to Agreement for Special Legal Counsel Services with Best Best & Krieger, LLP-Centre City Redevelopment Project. (District 2).**

(RA 2005-101)

Approving the Third Amendment to the Agreement with Best Best & Krieger, LLP. for an amount not to exceed \$150,000.

See Centre City Development Corporation report no. CCDC-05-08, dated March 9, 2005.

Staff: David Allsbrook 533-7112

Atty: Rachel H. Witt

Auditor Certificate Number AC 2500746

4. **Cortez Hill Family Center-Budget Amendment & Transfer of City Funds Cortez Redevelopment District of the Expansion Sub Area of the Centre-City Redevelopment Project. (District 2).**

(RA 2005-104)

Amending the Fiscal Year 2005 Centre City Low and Moderate Income Housing Fund in the amount of \$556,723 to accept funds for construction of a kitchen, dining room, and children's play area at the Cortez Hill Family Center.

See Centre City Development Corporation Report no. CCDC-05-10 and City Manager Report no. CCDC-05-04, dated March 9, 2005.

Council Companion Item no. 333

Staff: Dale Royal 533-7108

Atty: Rachel H. Witt

Adoption

**5. Gaslamp Quarter Streetscape Improvement Project-Request to Bid-
Gaslamp Quarter Sub Area of the Centre City Redevelopment Project.
(District 2)**

(RA-2005-103)

- Subitem A. Authorizing the Corporation to advertise for bids for the Construction of the Gaslamp Quarter Streetscape Improvement Project.
- Subitem B. Authorizing the Executive Director of the Redevelopment Agency or his designee, to award the contract to the lowest responsible bidder , provided bids are within the established budget and all other requirements are met.
- Subitem C. Authorizing the Corporation,, on behalf of the Redevelopment Agency, to administer said contract.
- Subitem D. Making certain findings that the proposed improvements benefit the Centre City Project Are or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community, that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the project area pursuant to Health and Safety code 33490.

See Centre City Development Corporation Report no. CCDC-05-07 and City Manager Report no. CCDC-05-02, dated March 9, 2005.

Council Companion Item no. 332

Staff: Jeff Zinner 533-7122

Atty: Sung Phillips

Auditor Certificate Number: AC 2500770

Adoption

6. Balboa Theatre-Selective Demolition & Abatement Phase-Horton Plaza Redevelopment Project. (District 2).

(This item continued from the meeting of March 1, 2005, RA No. 8 and Council Companion Item No. 332)

(RA 2005-84)

Subitem A. Authorizing the Corporation on behalf of the Agency, to receive bids for the selective demolition and abatement phase for the Rehabilitation of the Historic Balboa Theatre.

Subitem B. Authorizing the Executive Director of the Redevelopment Agency or his designee, to award the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Subitem C. Authorizing the Corporation on behalf of the Agency, to administer said contract.

(RA-2005-98)

Stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report and the Secondary Study with respect to the proposed selective demolition and abatement phase of the Rehabilitation of the Historical Balboa Theatre.

Council Companion Item no. 331

See Centre City Development Corporation Report no. CCDC-05-02 and City Manager Report no. CCDC-05-03, dated, February 23, 2005

Staff: Gary Bosse 533-7163

Atty: Rachel H. Witt

Auditor Certificate Number: AC 2500672